



Cornwall Court, SE11

£699,950 *Leasehold*

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A well-presented three-bedroom flat set within this gated secure development on Cleaver Street, just a short walk to Kennington underground. EPC Rating E.

KEY FEATURES

- Large flat – nearly 1100 sq.ft
- Fantastic location
- Split level
- 436 sq.ft reception room



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DESCRIPTION

This extremely spacious split-level apartment is set over the third and fourth floor of the development. The downstairs floor comprises of a very sizable open-plan kitchen living room with dual aspect windows and high ceilings, making it an exceptionally bright space.

The living space has more than enough room for a large dining table and chairs, as well as plenty of space for two large sofas, coffee table, armchair, and desk space. There is also a Juliet balcony with views of Elephant & Castle, and a very sizable under-stair cupboard.

The kitchen has an abundance of storage space and a granite worktop, as well as space for an oven, fridge/freezer, dishwasher, and washing machine.

Further storage space can be found in the downstairs cupboard, underneath the stairs, which has space large enough to accommodate both a dryer and a washing machine.

The upstairs floor comprises of two double bedrooms and a single bedroom which could be used as a study or nursery. The main bedroom has lovely views of the city, and benefits from fitted storage.

The bathroom contains a large bath with shower above, a W.C., sink with storage below and a vanity mirror above, and a heated towel rail, and benefits from a large skylight.





MATERIAL INFO

Tenure: Leasehold

Term: from and including 18 August 2024 to and including 23 June 2198 (172 years and 1 month)

Service Charge: £2,940 per annum

Ground Rent: £100 per annum (subject to increase)

Local Authority: Lambeth

Council Tax Band: D

EPC rating: E

PARKING

Residents permit available from the Lambeth council

UTILITIES

Electricity – Mains connected

Gas- Mains connected

Water – Mains connected

Heating – Gas central heating

Sewerage – Mains connected

Broadband – Superfast Broadband

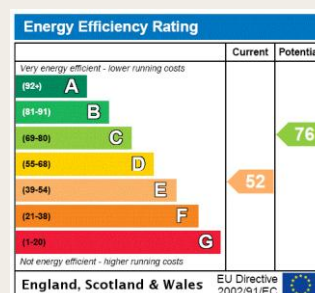
LOCATION

Cornwall Court is located on Cleaver Street, situated between Kennington Cross and the ever-popular Cleaver Square. Kennington Cross is home to several fantastic cafés, bars and restaurants.

DIRECTIONS

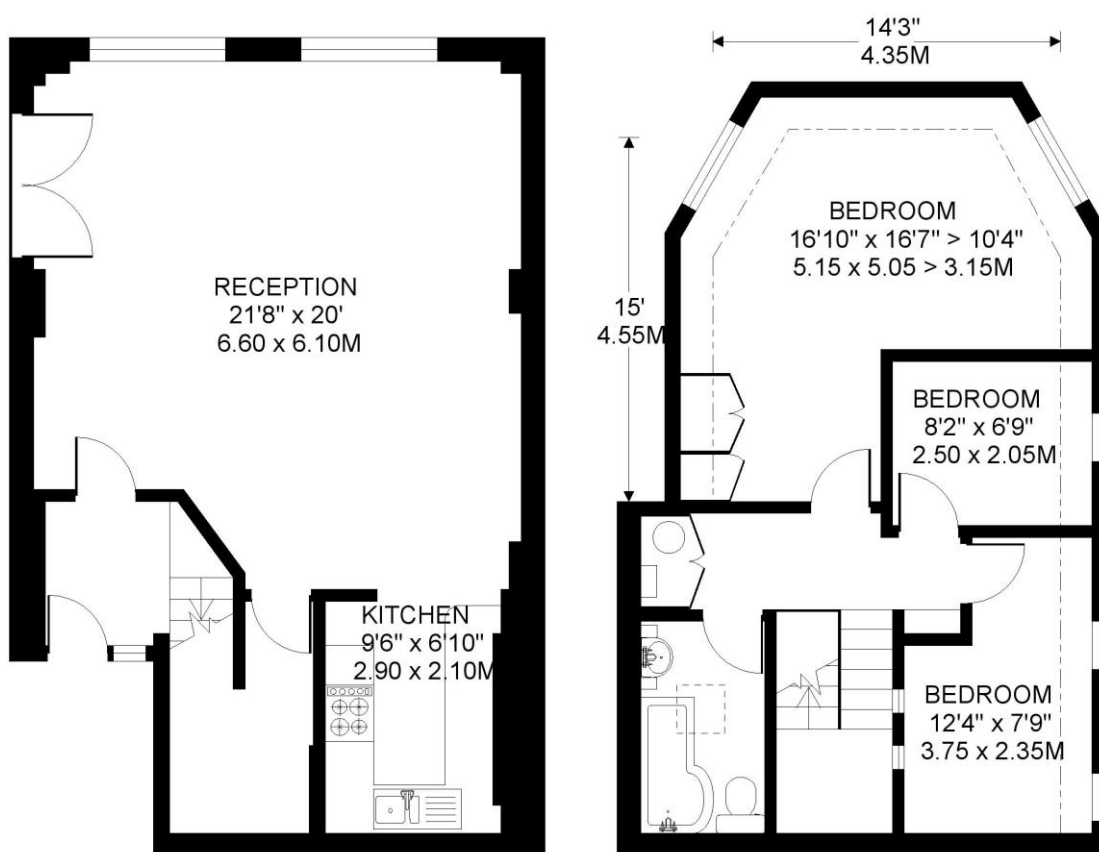
Kennington Station (Northern Line – both branches) is 0.3miles away (approximately 6 minutes' walk). Elephant & Castle Stations (National Rail, Bakerloo and Northern Line) are 0.7miles away (approximately 15 minutes' walk).

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



CORNWALL COURT. SE11
3 BEDROOM FLAT

Approximate gross floor area
1090 SQ.FT. / 101.3 SQ.M.



THIRD FLOOR 578 SQ.FT.

FOURTH FLOOR 512 SQ.FT.

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